

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

34 CEDARWOOD CRESCENT BERWICK VIC 3806

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Berwick

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

6 GARGENEY COURT BERWICK VIC 3806	\$1,160,000	31-Oct-24
1 RIVERBANK CLOSE CLYDE NORTH VIC 3978	\$1,190,000	30-Oct-24
140 BERWICK SPRINGS PROMENADE NARRE WARREN SOUTH VIC 3805	\$1,180,000	08-Oct-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 08 January 2025

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**6 GARGENEY COURT BERWICK
 VIC 3806**

 4  2  6

Sold Price **\$1,160,000** Sold Date **31-Oct-24**

Distance **0.65km**



**1 RIVERBANK CLOSE CLYDE
 NORTH VIC 3978**

 4  2  2

Sold Price ^{RS} **\$1,190,000** ^{UN} Sold Date **30-Oct-24**

Distance **1.08km**



**140 BERWICK SPRINGS
 PROMENADE NARRE WARREN
 SOUTH VIC 3805**

 4  3  4

Sold Price **\$1,180,000** Sold Date **08-Oct-24**

Distance **1.82km**

RS = Recent sale UN = Undisclosed Sale

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